

135.0

0001

0011.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED: 1,138,800 / 1,138,800  
USE VALUE: 1,138,800 / 1,138,800  
ASSESSED: 1,138,800 / 1,138,800
**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
31		MORTON RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: EDMONDSON JOHN A & REBECCA A	
Owner 2: TRS/ EDMONDSON REVOCABLE LIVIN	
Owner 3: TRUST	

Street 1: 31 MORTON RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: EDMONDSON JOHN A&amp;REBECCA A -

Owner 2: -

Street 1: 31 MORTON RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains .237 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1941, having primarily Wood Shingle Exterior and 2493 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo	1	Level		
s		Street				
t		Gas:				

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10338		Sq. Ft.	Site		0	80.	0.71	9									584,114						584,100	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	10338.000	553,900	800	584,100	1,138,800	
Total Card	0.237	553,900	800	584,100	1,138,800	Entered Lot Size
Total Parcel	0.237	553,900	800	584,100	1,138,800	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	456.84	/Parcel: 456.84	Land Unit Type:

User Acct	86720
GIS Ref	
GIS Ref	
Insp Date	09/30/17
09/30/17	

USER DEFINED	
Prior Id # 1:	86720
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	12/30/21 10:48:21
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	10:48:21
mmcmakin	
10494	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	553,900	800	10,338.	584,100	1,138,800		Year end	12/23/2021
2021	101	FV	538,200	800	10,338.	584,100	1,123,100		Year End Roll	12/10/2020
2020	101	FV	538,200	800	10,338.	584,100	1,123,100		Year End Roll	12/18/2019
2019	101	FV	391,500	800	10,338.	547,600	939,900	939,900	Year End Roll	1/3/2019
2018	101	FV	391,500	800	10,338.	452,700	845,000	845,000	Year End Roll	12/20/2017
2017	101	FV	391,500	0	10,338.	416,200	807,700	807,700	Year End Roll	1/3/2017
2016	101	FV	391,500	0	10,338.	379,700	771,200	771,200	Year End	1/4/2016
2015	101	FV	369,900	0	10,338.	372,400	742,300	742,300	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EDMONDSON JOHN	72377-175	1	3/26/2019	Convenience		1	No	No	
EDMONDSON JOHN/	61216 -195		2/15/2013	Convenience		1	No	No	
EDMONDSON JOHN/	53409-49		8/19/2009	Family		1	No	No	
EDMONDSON JOHN/	53409-30		8/19/2009	Family		1	No	No	
EDMONDSON JOHN/	49791-348		7/17/2007	Family		1	No	No	
STEPHENS LINDSE	49791-346		7/17/2007		731,500	No	No		
COUGHLIN MARY T	26463-463		7/1/1996		337,500	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/12/2016	601	Solar Pa	6,944					solar array
6/24/2008	694	Addition	142,000			G10	GR FY10	EXPAND KIT
4/24/2007	274	Porch	9,000					REPAIRS TO EXISTG
1/5/2005	16	Add Bath	59,500	C		G6	GR FY06	ADD 3/4 BATH REMOD
10/3/2000	777	Redo Bat	2,500	C				

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/30/2017	Meas/Inspect	HS	Hanne S
12/3/2008	MLS	MM	Mary M
11/11/2008	Meas/Inspect	163	PATRIOT
9/7/2005	Permit Visit	BR	B Rossignol
4/6/2000	Inspected	276	PATRIOT
12/1/1999	Mailer Sent		
11/3/1999	Measured	256	PATRIOT
9/12/1992		JK	
Sign:	VERIFICATION OF VISIT NOT DATA		

